



Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: _____ John Beal Inc./Matt Balentine (JBI) _____

Phone #: _____ (314) 429-6000/(314) 749-2637 _____

Email address of Applicant (for review comments): _____ mattb@johnbealroofing.com _____

PROJECT PROPERTY INFORMATION

Address for proposed work: _____ 101287 Ingleside Drive _____

Zoning District: _____ Parcel ID # (St. Louis county record): _____ 19M530116 _____

DESCRIPTION OF PROPOSED PROJECT: Extend rafter tails on two perpendicular roof sections to cover back porch area, will include soffit plywood underneath. Tear off and re-roof.
See attached contracts and drawings.

Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X _____  _____ (JBI) Date: _____ 10/08/2021 _____

** This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.*









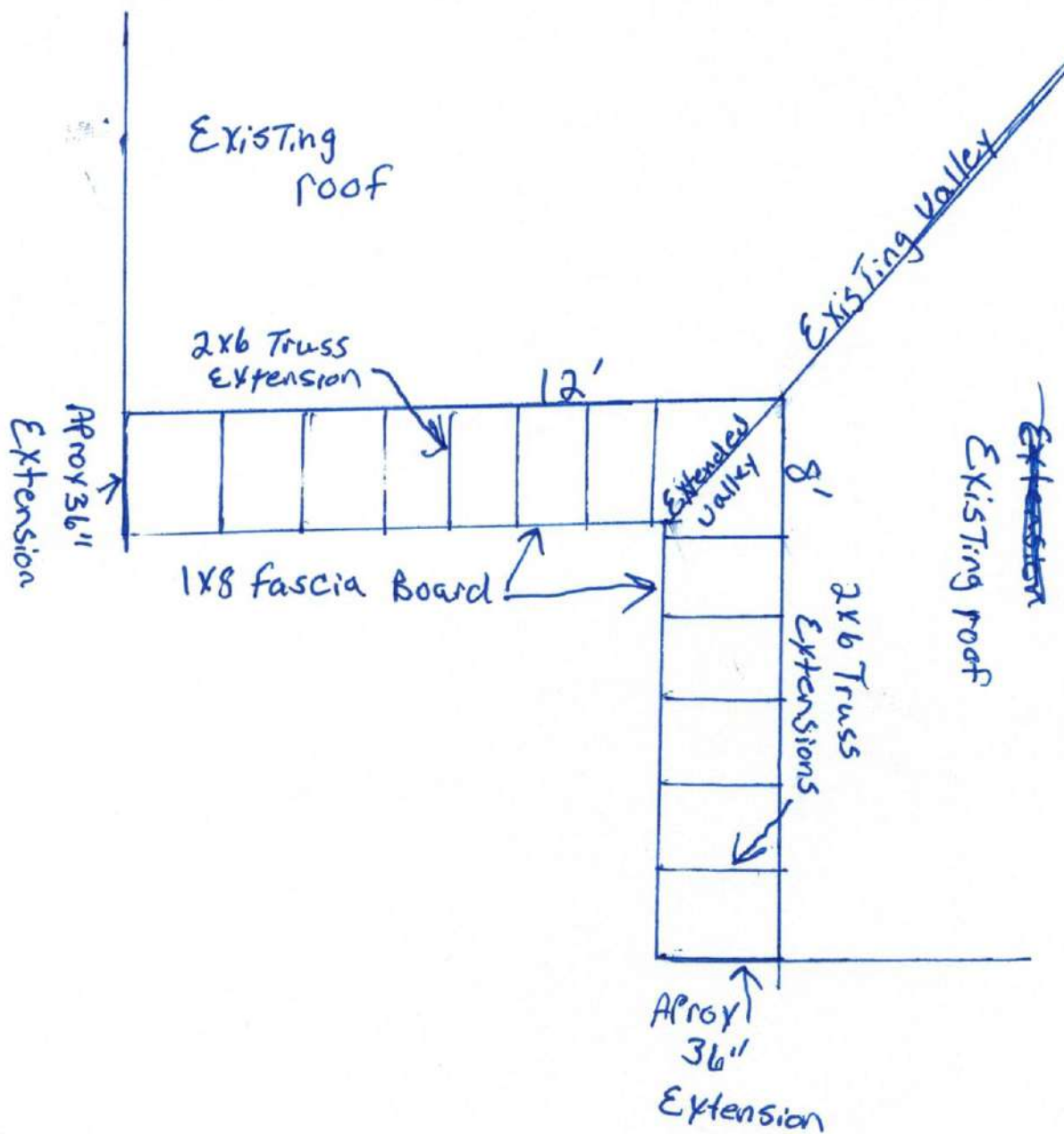












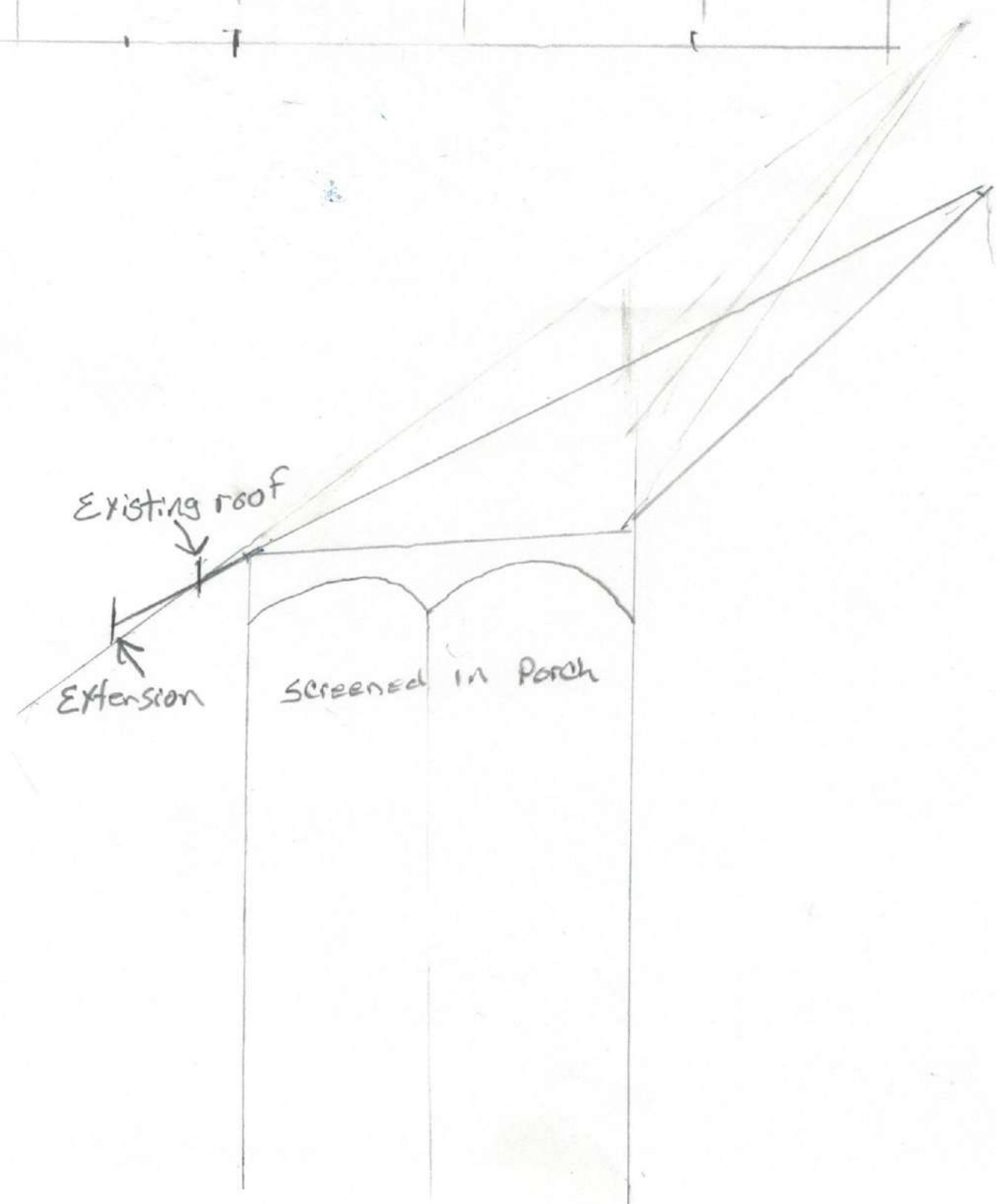
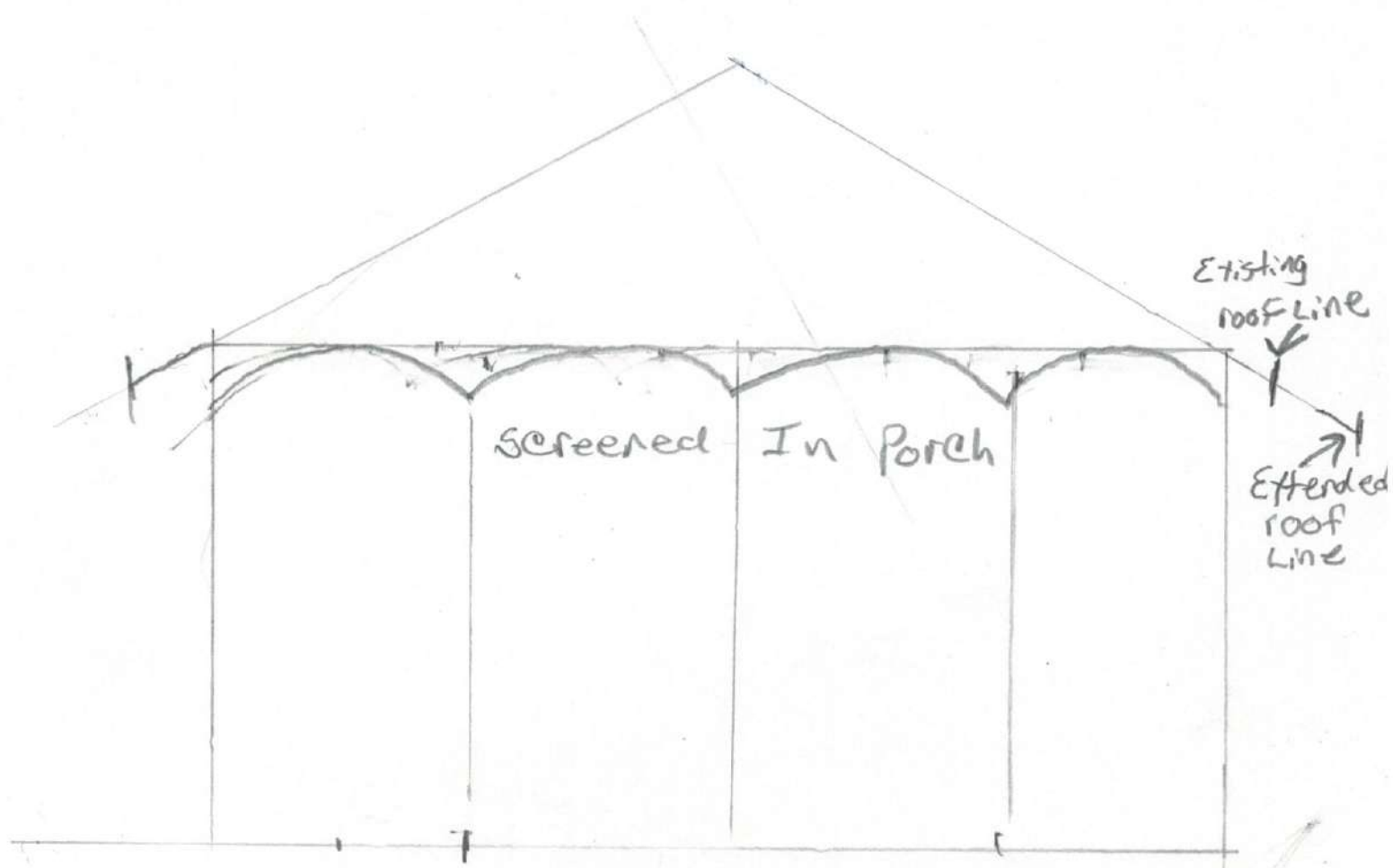
Material List.

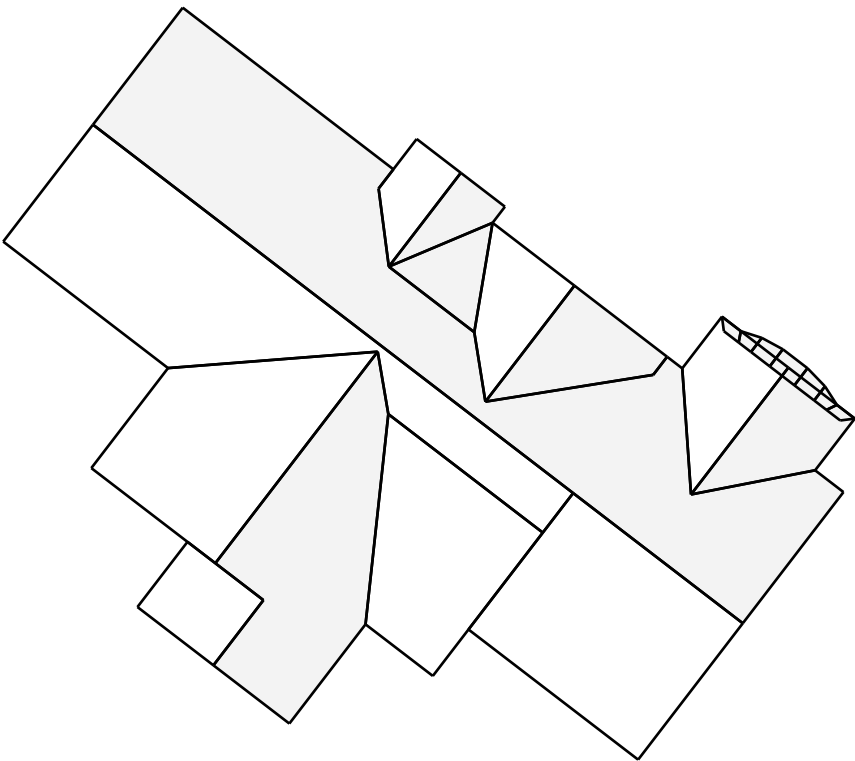
2x6 To match Existing Truss

$\frac{1}{4}$ " Plywood To match soffit.

1x8 for fascia Board.

Truss Extension To be nailed or screwed
To code.





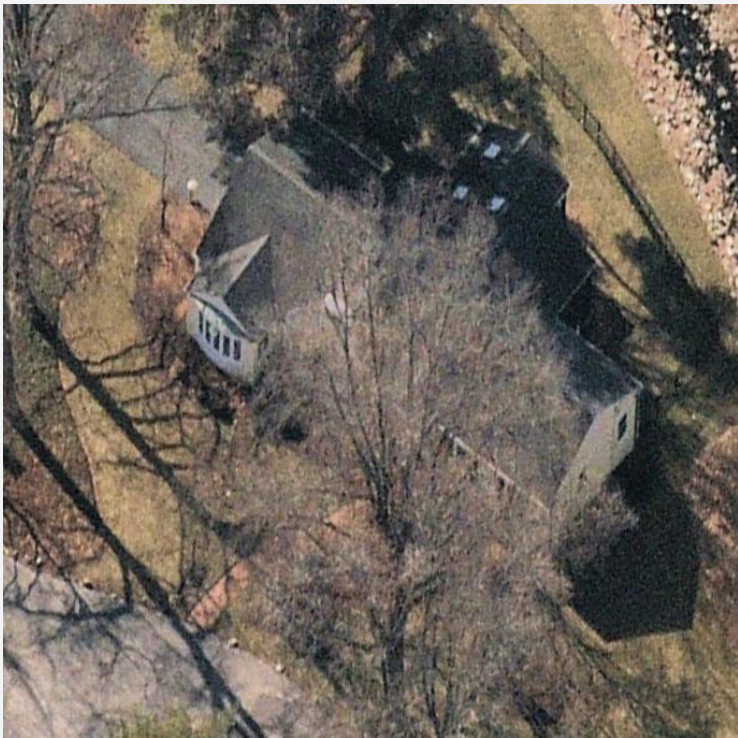
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Measurements

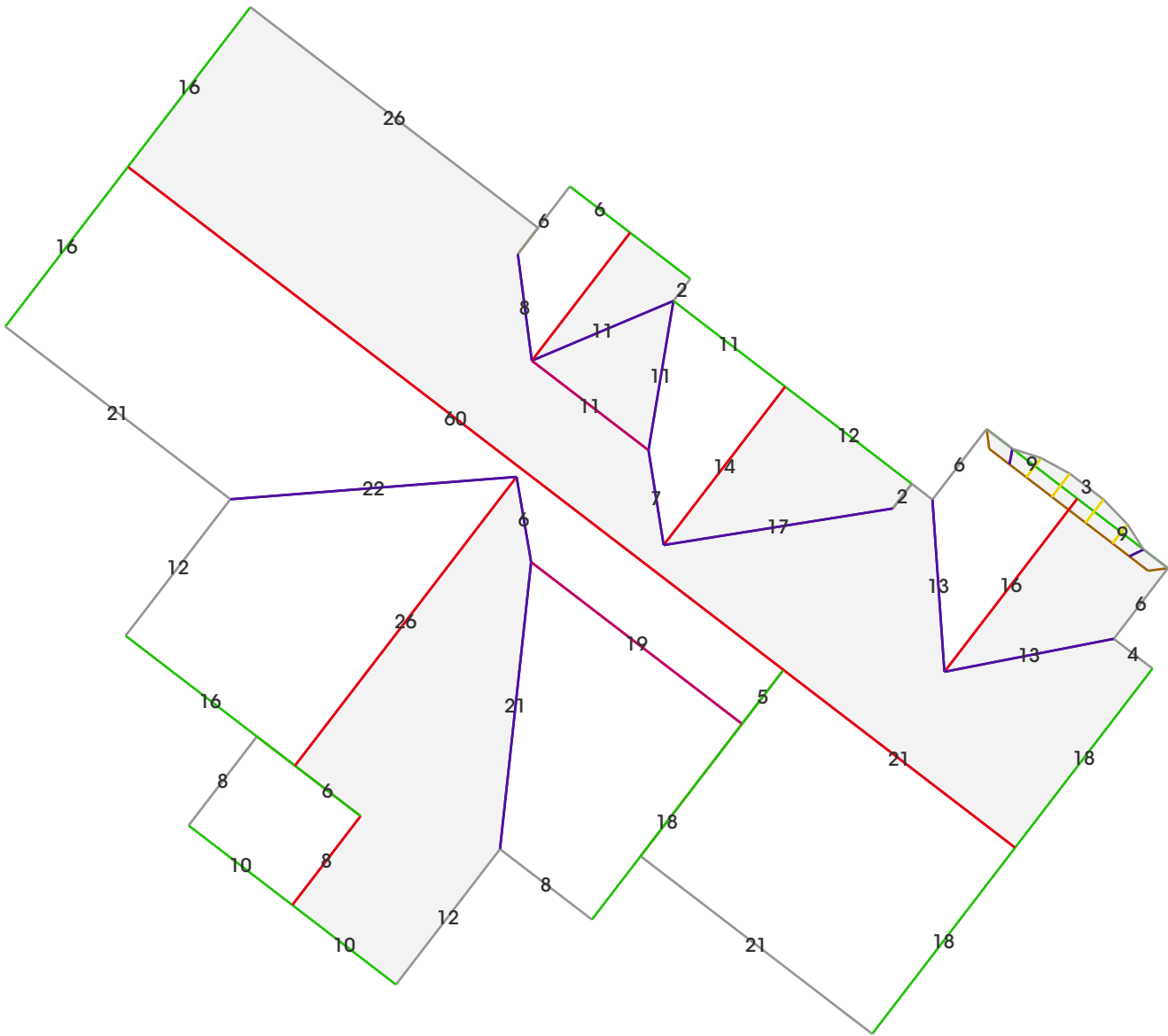
Roof Area	3,528 sq ft
Roof Facets	21
Predominant Pitch	5 / 12
Ridges/Hips	166 ft
Valleys	133 ft
Rakes	188 ft
Eaves	155 ft
Bends	30 ft





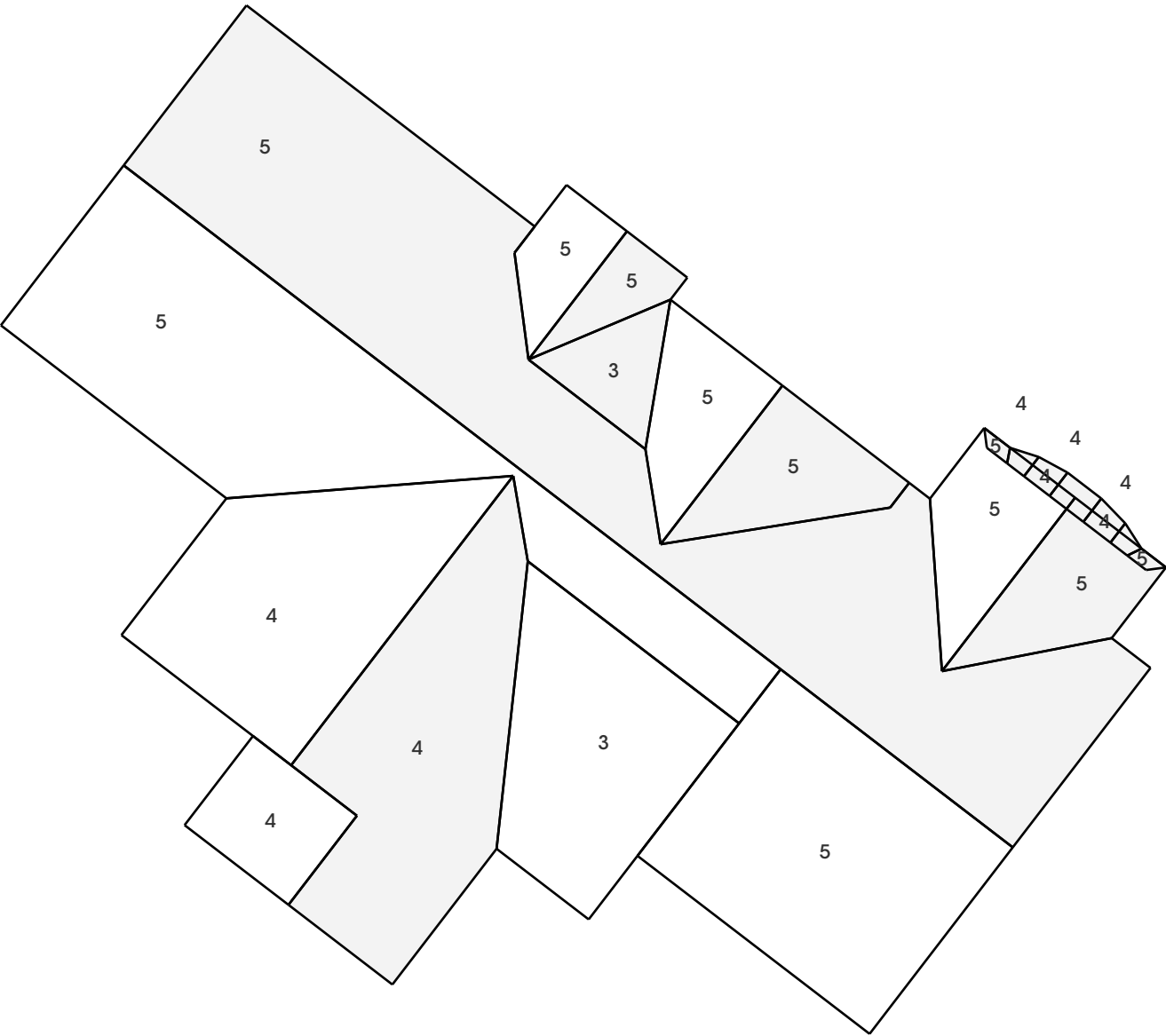


Flash	Step	Drip
7	45	343

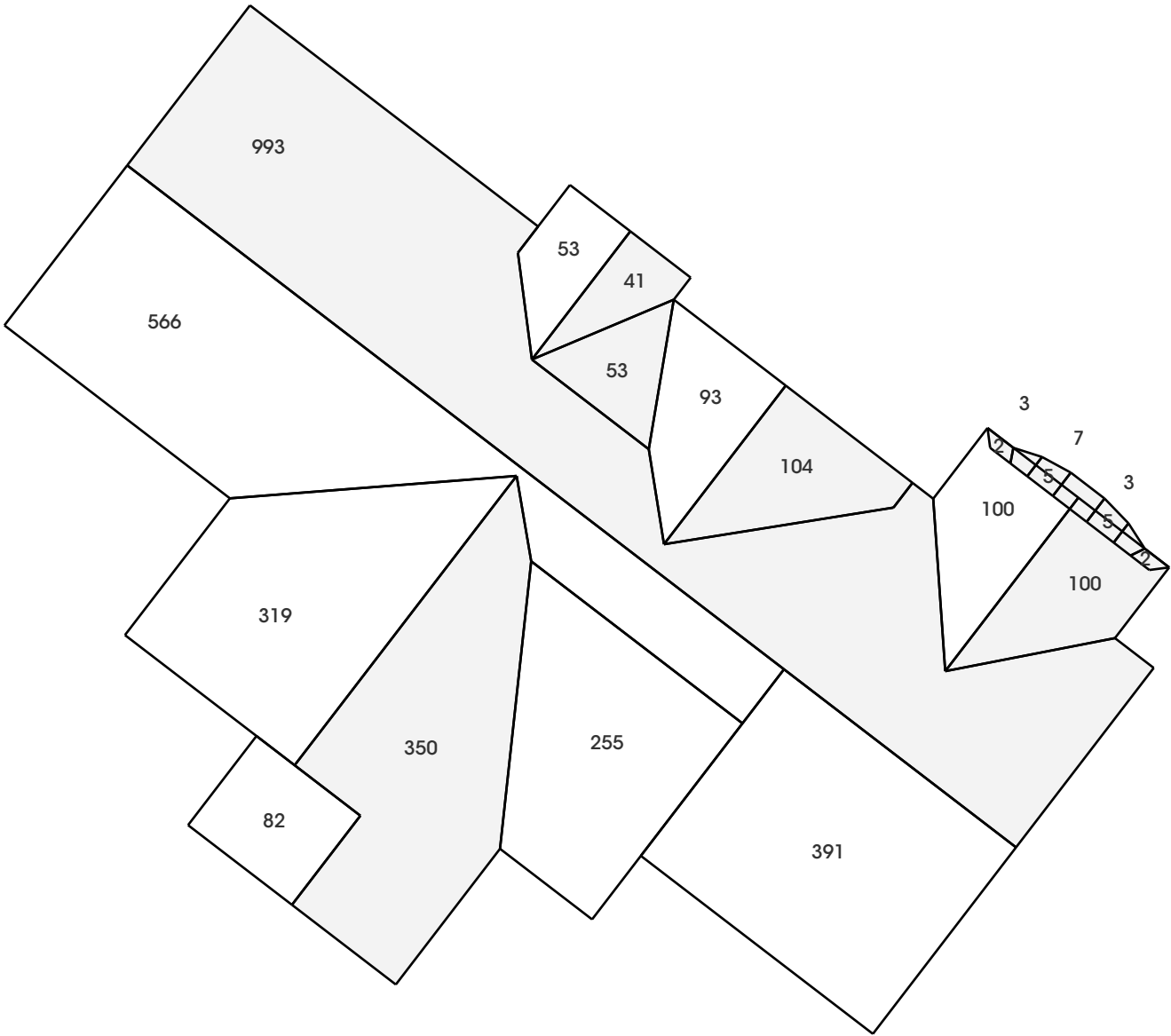


Bend	Eave	Hip	Rake	Ridge	Valley
30	155	8	188	157	133

Lengths in feet



Pitches in inches per foot

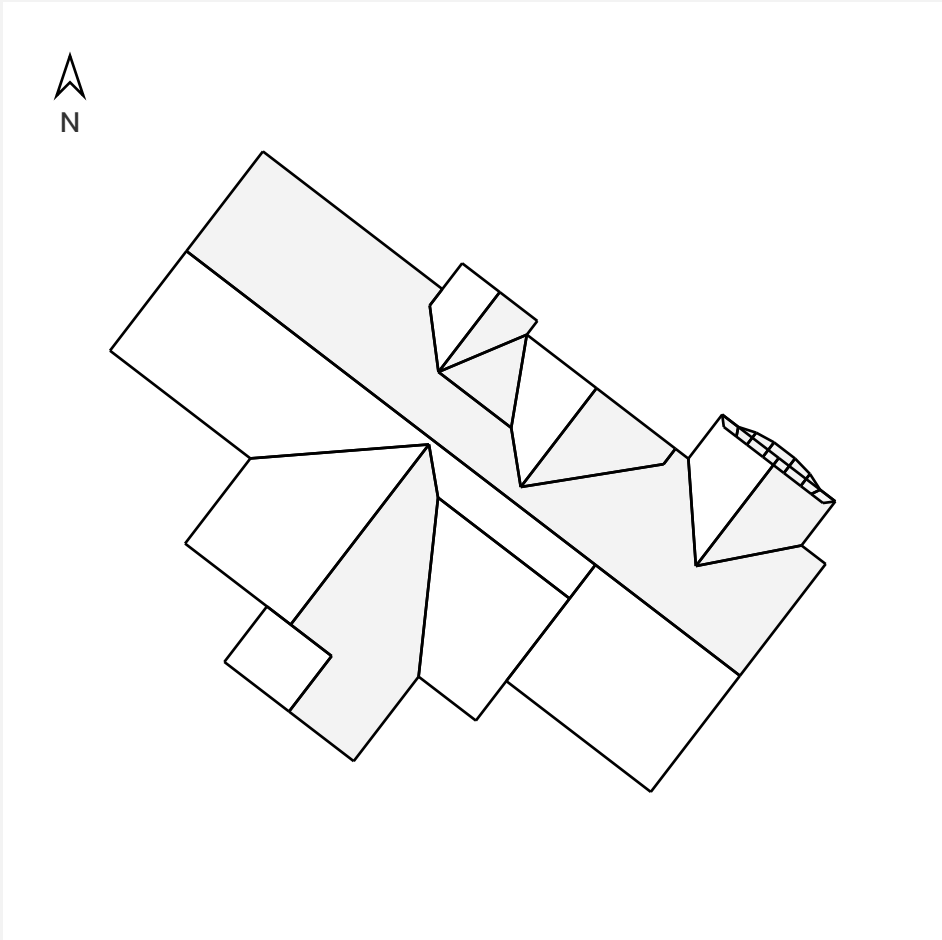


Areas in square feet



Pitch	3	4	5
Area	308	774	2,446
Percent	9%	22%	69%

Waste	0%	5%	10%	12%	15%	17%	20%
Area	3,528	3,704	3,880	3,951	4,057	4,127	4,233
Squares	36	38	39	40	41	42	43



Roof Area	3,528 sq ft
Roof Facets	21
Predominant Pitch	5 / 12

Bends	30 ft
Eaves	155 ft
Hips	8 ft
Rakes	188 ft
Ridges	157 ft
Valleys	133 ft

Flash	7 ft
Step	45 ft
Drip Edge	343 ft

Leak Barrier	566 ft
Ridge Cap	166 ft
Starter	343 ft

Parapets	0 ft
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Notes: 1) Measurements are rounded to the nearest whole number. 2) Rakes are defined as sloped roof edges. 3) Eaves are defined as level roof edges. 4) Flashing pertains to level roof edges and excludes valleys. 5) Step flashing pertains to sloped roof edges and excludes areas around penetrations. 6) Drip edge = eaves + rakes. 7) Waste table excludes additional materials needed for ridges, hips, valleys, etc.



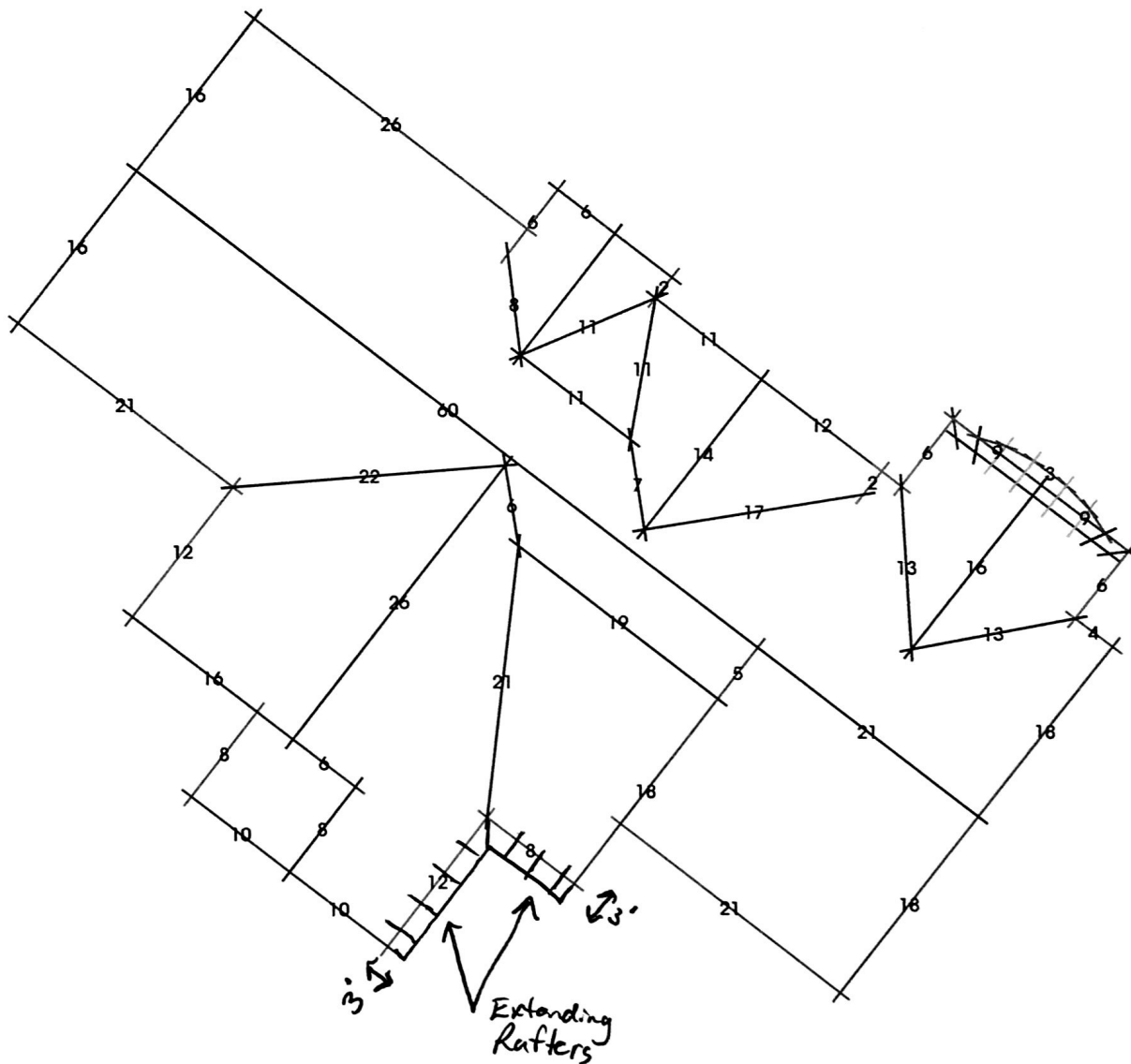
	Waste	0%	10%	15%	20%
Timberline Products					
HDZ, HD, Natural Shadow, American Harvest, Reflector, Royal Sovereign, and Cool Series	bundle	108	119	124	130
Starter					
WeatherBlocker	bundle	4	4	4	5
Pro-Start	bundle	3	4	4	4
Quick-Start	roll	11	12	12	13
Roof Deck Protection *					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	4	4	5	5
Shingle-Mate	roll	9	10	11	11
VersaShield	roll	11	12	12	13
Leak Barrier *					
StormGuard, WeatherWatch 2 sq	roll	9	10	10	11
WeatherWatch 1.5 sq	roll	12	13	14	14
Ridge Cap					
Seal-A-Ridge	bundle	7	8	8	8
TimberTex	bundle	9	10	10	10
Z-Ridge	bundle	6	6	6	7
TimberCrest	box	9	10	10	10
Ventilation					
Rigid Vent 3, Snow Country, Snow Country Advanced, Hip Vent, IntakePro, Exhaust Vent (Mesh), RidgeRunner, Master Flow Vents	GAF recommends at least one square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space. Visit the GAF ventilation calculator for more information at www.gaf.com/ventcalculator .				

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges.

* Installed coverage will be less and depend on quantity and width of side and end laps.



Flash	Step	Drip
7	45	343



■ Bend	■ Eave	■ Hip	■ Rake	■ Ridge	■ Valley
30	155	8	188	157	133

Lengths in feet

IL License # 104.011957/105.007037

Technician's Evaluation	Technician's Recommendation
<p>Existing Interior Damage?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Customer would not allow us inside to check</p>	

METHOD OF PAYMENT		Emergency Tarp	Not Available
CASH <input type="checkbox"/> CHECK # <input type="checkbox"/>			
Make checks payable to "John Beal Inc" \$30 Return Check Fee		Sub Total	Sub Total 3714
CREDIT CARD		Discounts	Discounts 100
VISA <input type="checkbox"/> MC <input type="checkbox"/> DISC <input type="checkbox"/> AMEX <input type="checkbox"/>		S/T or S/C	S/T or S/C
Credit Card Number		Grand Total	Grand Total 3614
Credit Card Number		Nonrefundable Deposit	Nonrefundable Deposit 1204

<p>Expiration Date _____</p> <p>CCV # _____</p> <p>Email Address _____</p> <p>X _____</p> <p>Card member's Signature _____</p>	<p style="text-align: center;">NO WARRANTY OPTION</p> <p><i>The "No Warranty Option" means there is no warranty whatsoever. This option is not recommended. JBI will not be held responsible for damages to the property including interior damage resulting from choosing this option.</i></p>	<p style="text-align: center;">1 YEAR WARRANTY OPTION</p> <p><i>The "1 Year Warranty Option" means there is a labor warranty for a period of (1) one year from the completion date and ONLY on the area(s) the repair was performed. Damage, storm damage and other acts of God are not covered.</i></p>
<p>**2.5 Service Charge Will Be Added On All Credit Card Transactions</p>		
<p><i>I agree to pay above total amount according to card issuer agreement. Card member acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the card member's agreement with the issuer.</i></p>		
<p>Thank You For Your Business!</p>		
<div style="border: 1px solid black; padding: 5px;"> <p>*Warranty coverage DOES NOT include existing or new damage to the interior including but not limited to water stains, damaged drywall and property.</p> <p><input checked="" type="checkbox"/> I understand the explanation and the bid of \$ <u>3614</u> given to me. I understand the recommendation for repairing my property.</p> <p><input checked="" type="checkbox"/> I accept the repair package # <u>2</u> and wish to have my roof repaired by John Beal, Inc.</p> <p>_____ I choose to have a "No Warranty Option" repair done to my property at this time. I understand that John Beal, Inc. does not recommend this and I release them from the liability of any damages that may result from not following the recommendations. I understand that by selecting this option that there is NO WARRANTY.</p> <p>_____ I choose to have an Emergency Tarp service performed at this time. I understand that an Emergency Tarp is very temporary and should be removed and the damaged area repaired or replaced immediately. There is No Warranty on any Emergency Tarps services.</p> <p>_____ I understand that replacement material will not match exactly in color or look. John Beal Roofing will do it's best to match with like color and style but does not warranty exact match. UV and normal wear and tear have faded existing roofing products.</p> <p style="text-align: center;"> x <u>Shirley</u> _____ <u>9/16/21</u> Customer Signature of Acceptance & Authorizing Work Date Accepted </p> </div>		
<p>By signing the above I fully understand that "Terms of Acceptance" outlined above and on the back of this proposal apply. I also understand that there may be unforeseen work as Further outlined on the back of this proposal that could not be seen on this date. I also understand that by choosing the no warranty option, there is absolutely no warranty. Meaning JBI will not come out in the future for FREE for a leak in the similar area.</p>		

JOHN BEAL ROOFING®

12181 PRICHARD FARM ROAD • MARYLAND HEIGHTS, MO 63043 • 1-800-JOHN-BEAL

License # 104.011957/105.007037



2019 WINNER
BBB TORCH AWARD
Celebrating Exceptional
Ethics and Service
BBB Serving Eastern & Southwest Missouri &
Southern Illinois

SUBMITTED TO	Sheila Zeigler	PHONE	314-991-0644	DATE	9/16/21
STREET	10128 Ingleside Dr	JOB LOCATION / EMAIL			
CITY, STATE AND ZIP CODE	St Louis, Mo 63124	REPRESENTATIVE	Nate		

STORM DAMAGE LOSS AGREEMENT

- ☒ Tear off 2 layer(s) of Shingles
- All roofing layers may not be accurately determined by visual inspection. If additional layers are found during removal of old shingles, there will be an additional charge of \$35 per layer per square (100sq. ft.) for Asphalt shingles and \$50 per layer per square (100sq. ft.) for Wood Shingles/Slate or other layers in addition to this quote. This price is not included in RCV and will be additional if needed.

Owner(s) Initials LM ix

- ☐ Replace _____ pieces of decking with OSB or Plywood.
- ☒ Install 155 LF. of Ice & Water shield on eaves.
- ☒ Install 3' wide of Ice & Water Shield in all valleys. 133
- ☒ Install underlayment of 15" Felt
- ☒ Install 343 LF. of Starter Strip on the entire perimeter.
- ☒ Install OC Duration shingles.

Shingle Color Onyx Black

Owner(s) Initials Am ix

- ☒ Install Pro Edge Hip & Ridge shingles.
- ☐ Install _____ type of valley.
- ☒ Replace all soil stacks flashing(s) with Lead Boots
- ☒ Install new aluminum Step Flashing. 45 LF.
- ☐ Install _____ LF. of Counter Flashing; color _____
- ☐ Install _____ LF. of Roof to Wall Metal; color _____
- ☐ Install _____ LF. of Chimney Flashing; color _____
- ☒ Install 155 LF. of Gutter Apron Flashing; color Black

Owner(s) Initials x Am x Deny

- ☒ Install Pro Edge LF. of Drip Edge Flashing; color _____

Owner(s) Initials x Accept x Am

- ☒ Replace 4 VELUX® LoE3 glass skylights.
- *Skylights measurements:

- ☐ Install _____ LF. of _____ Ridge Vent.
- ☐ Install _____ of _____ Vents; color _____

- ☒ Removal of all roofing debris from job site and provide dumpster.
- ☒ Magnet sweep property for loose nails.

15 Year Workmanship Warranty

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OTHER TRADES TO BE PERFORMED

There may be additional trades on homeowner's insurance scope but JBR is ONLY agreeing to replace/repair the following trades per insurance scope that are checked on original agreement in addition to roofing.

- GUTTERS: ☒ DWELLING ☐ OTHER STRUCTURES
- SIDING: ☐ DWELLING ☐ OTHER STRUCTURES
- SOFFIT: ☐ DWELLING ☐ OTHER STRUCTURES
- FASCIA: ☐ DWELLING ☐ OTHER STRUCTURES
- WINDOWS: ☐ DWELLING ☐ OTHER STRUCTURES
- OTHER: Flue Cap
- ☐ DWELLING ☐ OTHER STRUCTURES

CARRIER: State Farm

CLAIM #: 2523Q894T

ADJUSTER NAME: _____

ADJUSTER NUMBER/EMAIL: _____

DEDUCTIBLE: \$ 2,722

INSURANCE SCOPE AVAILABLE? ☒ YES ☐ NO

DRIVEWAYS / SIDEWALKS / PARKING LOTS / BLACK-TOP / CONCRETE / ROOF LOADING OF MATERIAL

John Beal, John Beal's authorized installers and third party delivery/supply companies are unable to determine the condition of your driveway, sidewalks, parking lots or the ground below driveways. You do have the option not to have anyone drive on your driveway, sidewalk and or parking lot. An additional charge will be assessed if access to driveway or lot is denied or impaired at the rate of \$25/square (10'x10'). Additional charge will be assessed if roof top delivery is denied or impaired at the rate of \$25/square (10'x10'). Owner knows and agrees that driveway/parking lot cracking or damage could occur. John Beal Roofing/ third party delivery and sub contractors are not responsible for damage to driveway, sidewalk or parking lot REGARDLESS OF WHAT OPTION IS CHOSEN.

- ☒ I choose to allow my driveway/sidewalk/parking lot to be driven on and agree not hold contractor/third party liable for damages
- ☐ I choose NOT to have A DELIVERY TRUCK drive on my driveway/sidewalk/parking lot BUT ALLOW the JOBSITE FORKLIFT, a dumpster/dump trailer and crew's vehicles to drive/have access to my drive way/sidewalk/parking lot to be driven on.
- ☐ I choose NOT to have A DELIVERY TRUCK OR JOBSITE FORKLIFT to drive on my driveway/sidewalk/parking lot BUT ALLOW a dumpster/dump trailer and crew's vehicles to drive/have access to my driveway/sidewalk/parking lot to be driven on.
- ☐ I choose NOT to have anyone or ANYTHING drive on my driveway/sidewalk/parking lot and not have materials roof top loaded.

Owner's Signature Sheila Zeigler

DEFLECTION OR HUMPS

JOHN BEAL ROOFING HAS NOT BEEN HIRED TO FIX OR REMEDY ANY DEFLECTION OR HUMPS. THE NEW ROOFING MATERIAL WILL FOLLOW THE EXISTING ROOF LINE AND MAY HAVE "HUMPS AND DIPS" DUE TO THE THICKNESS OF THE DECKING, HIGH AND LOW RAFTERS OR OTHER STRUCTURAL ISSUES. THIS MAY BE EXASPERATED BY DIFFERENT MATERIALS. THIS DOES NOT EFFECT THE PERFORMANCE OF THE ROOF MATERIAL IN OUR OPINION.

Existing CDX plywood or OSB sheets that have deflection or feels spongy or moves when walked on does not mean the wood is bad or rotten. It is common for homes to have "thin" decking. John Beal Roofing is not responsible for replacing "thin" decking that John Beal Roofing does not deem as bad.

Owner's Signature Sheila Zeigler

ROTTEN OR BAD WOOD / SPACED DECKING

During the removal of you're existing roofing material, bad wood / rotten decking / spaced decking may be found. We MUST replace any wood WE DETERMINE that would shorten the life of the new roof. This can not be determined until the old roof is removed. This price is not included in Sale Price and will be additional if needed. **\$4.65 per linear foot for one inch of solid decking or \$55 per sheet of 4'x8' CDX plywood or OSB sheets.**

John Beal Roofing will only replace wood that we determine as "bad". THIS IS USUALLY NOT COVERED BY YOUR INSURANCE COMPANY.

AGAIN, YOU GIVE PERMISSION TO JOHN BEAL ROOFING TO REPLACE ANY AND ALL WOOD WE DEEM AS BAD OR REPLACE SPACED DECKING WITHOUT PRIOR NOTIFICATION. WE HAVE MADE YOU AWARE THAT WOOD IS AN ADDITIONAL COST AND NOT PART OF THE ORIGINAL QUOTE OR SCOPE OF WORK. YOU AGREE TO PAY FOR ANY AND ALL WOOD UPON RECEIVING FINAL INVOICE. NO PAYMENT ARRANGEMENTS WILL BE MADE. YOU AGREE TO AND UNDERSTAND TO THE ABOVE.

Owner's Signature Sheila Zeigler

This agreement is contingent upon the insurance company paying for the above mentioned trades and will be void if the initial claim is not approved by the insurance company. Failure for the insurance company to approve a supplement does not void this agreement.

The above, back of this agreement and additional pages accurately describe the scope of work to be performed subject to modifications, supplements and approvals from my/our insurance company (where applicable). I/we direct the insurance company to issue all payments jointly to John Beal Roofing and insured homeowner. **Warranty coverage does not apply to existing skylight(s) and area around the skylights unless skylights are replaced at time of new roof installation.** JBR may subcontract all or part of this project. The prices, specifications, terms and conditions above and on the back are satisfactory and are accepted.

NO VERBAL AGREEMENTS/EXIST. IF IT'S NOT WRITTEN DOWN IN OUR AGREEMENTS, IT ISN'T HAPPENING.

Owner's Signature Sheila Zeigler

Date 9/16/21

PAYMENT TERMS

Payment terms are as follows:

1. JBR SHALL BE PAID THE REPLACEMENT COST VALUE (RCV) PLUS THE SUPPLEMENTS, RECONCILIATIONS, CONTRACTOR'S O&P, AND UPGRADES THAT YOU, THE OWNER(S), RECEIVE FROM YOUR INSURANCE CARRIER FOR THE TRADES JBR PERFORMS. HOMEOWNER(S) IS RESPONSIBLE FOR PAYING FOR THE DEDUCTIBLE, UPGRADES, PERMITS, WOOD & MODIFICATIONS THAT ARE ABOVE AND BEYOND THE INSURANCE SCOPE.

2. A final invoice will be sent to you with a grand total at the conclusion of the project. Property owner is responsible for sending final invoice to the insurance company to receive final depreciation check from insurance company.

3. The RCV is not the Grand Total. Supplements, Upgrades, Modifications, Contractor's O&P, Permits AND EXTRA WOOD may be added and will increase this total.

4. If JBR gets Supplements approved for owner and owner later cancels that work, JBR is entitled to 20% of that Supplement total. Example: JBR supplements for owner and gets approved for interior work and owner cancels interior work, JBR would get an additional 20% of interior supplement total. JBR ONLY supplements for work we plan to do.

5. Payments may be deposited by JBR while job is reviewed for accuracy. No legal binding agreement exists until an Officer or Manager of JBR has approved this agreement.

6. All WARRANTIES ARE VOID if final payment is not made within 7 days of customer receiving depreciation check from insurance company.

RCV Total \$ 19,699.48

Deposit Amount \$ 6,683.02

Owner's Signature Sheila Zeigler